

THE LOCATION

LONGSIDE, PETERHEAD, AB42 4TJ

Longside is a popular country village with a strong sense of local community spirit. Located on the A950 and equidistant to the two larger towns of Mintlaw and Peterhead. Within the village, there are two local shops, a coffee shop/cafeteria, a superb state-of-the-art primary school with senior schooling at nearby Mintlaw or Peterhead. Multiple leisure facilities include walking clubs, golf course, golf and social clubs and a tennis club. A comprehensive bus network operates through the village which is well within commuting distance of Aberdeen and the Airport at Dyce and many commuters use the Park & Ride facility at Ellon. Nearby Peterhead which is the largest fishing port in Scotland has a good range of amenities including a variety of shops, supermarkets, restaurants and hotels, sporting facilities and a community centre. There is a range of primary schools and Peterhead Academy provides good secondary schooling. There is a fabulous golf course, a marina and a range of stunning sandy beaches where there is an abundance of wildlife to be seen such as seals, dolphins the occasional whale and multiple species of seabirds.



HAYFIELD, 5 CHURCH LANE

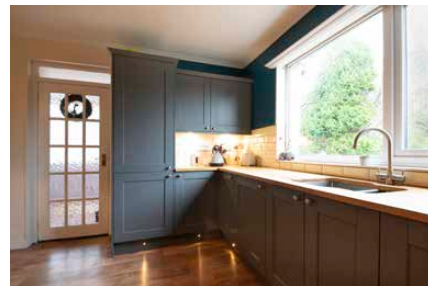
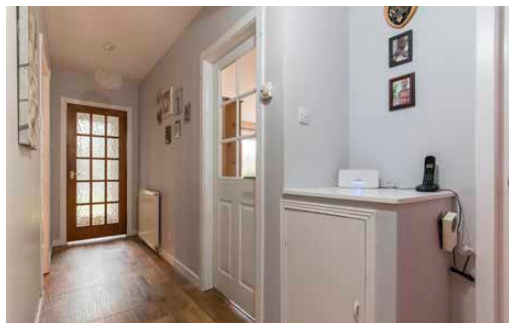
LONGSIDE, PETERHEAD, AB42 4TJ

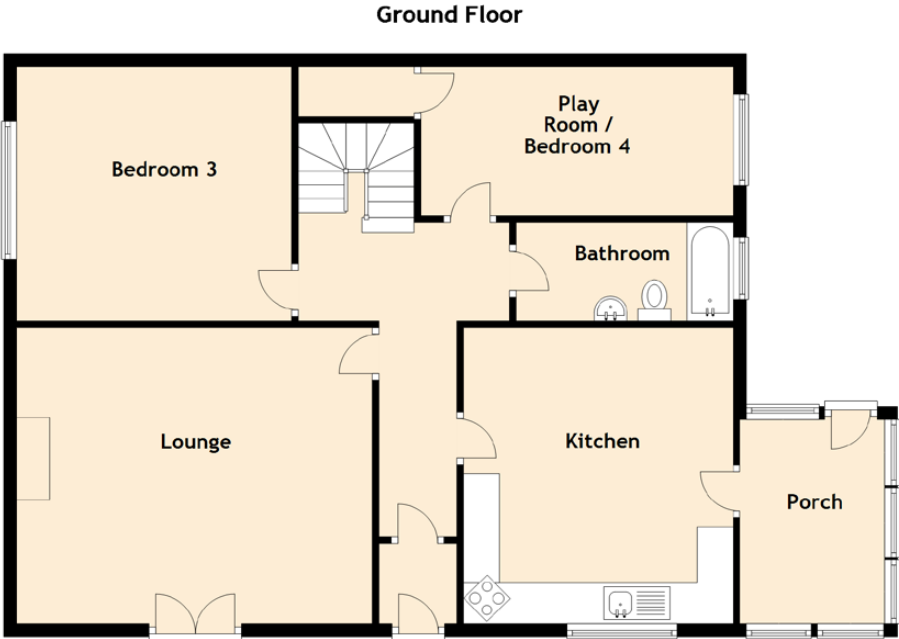
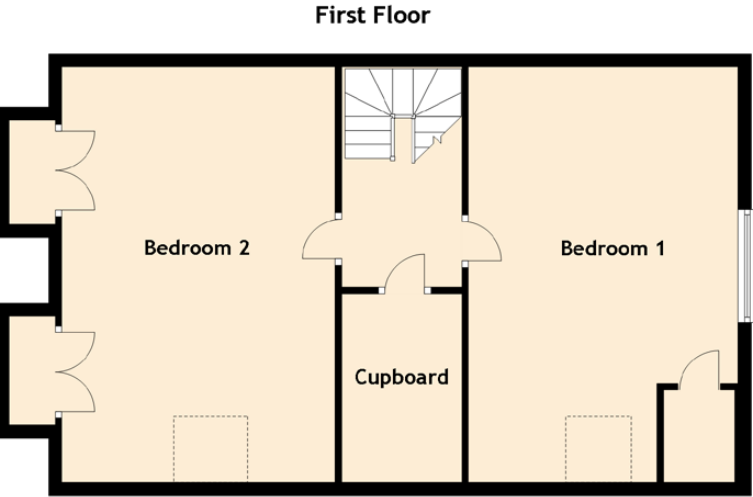
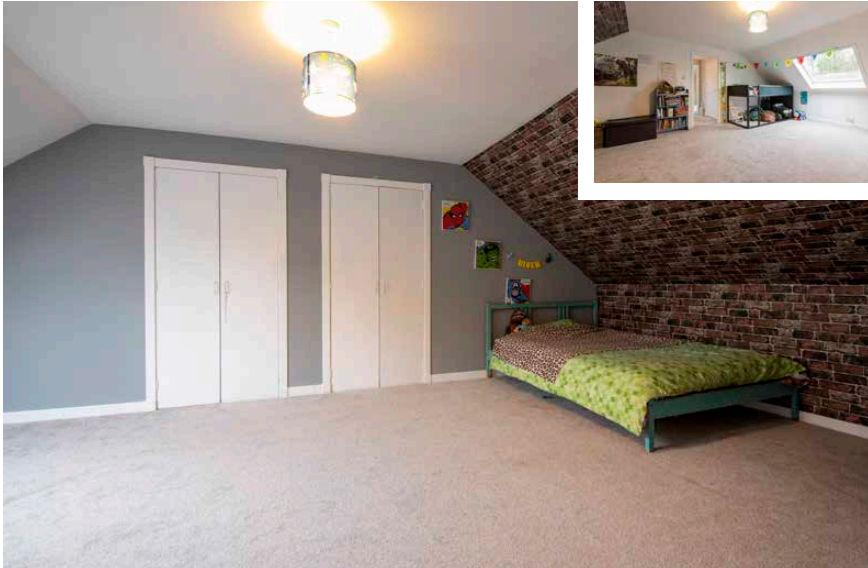
Hayfield is located in the quaint and quiet village of Longside and equidistant to the busy towns of Mintlaw to the west and the bustling fishing port of Peterhead to the east. Offering spacious living accommodation over two floors the present owners have carried out multiple upgrades including kitchen and bathroom refurbishments, with fresh neutral décor throughout. The property further benefits from double glazing and oil fired central heating. This spacious home would suit the young family with room to grow or the extended family. Early viewing is a must to appreciate all that is on offer.

The accommodation comprises; rear porch leading to the dining kitchen with multiple wall and base units with contrasting worktops and some integrated appliances, the reception room is spacious and has a multi fuel stove as its centre piece and allows access to the rear garden via patio doors, a recently fitted family bathroom

with shower over the bath, with bedroom four/reception room two completing the ground floor. A carpeted staircase with wooden balustrade leads to the first-floor landing where you have the master bedroom and one further double bedroom; in addition there are ample storage cupboards throughout the property.

Off street parking for two vehicles is available to the side of property between the porch and stone built garage and separate workshop. The huge rear garden that backs on to a private woodland is laid mostly to lawn with large borders containing numerous shrubs, plants seasonal flowers and sporadic planting of mature trees. A private stone patio is a fantastic area to enjoy the afternoon sun, some al-fresco dining and for entertaining. The garden has a large perimeter wall or wooden fence creating a secure environment for those with children or pets.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	5.40m (17'9") x 4.50m (14'9")
Kitchen	4.50m (14'9") x 4.10m (13'5")
Bedroom 3	4.40m (14'5") x 3.50m (11'6")
Play Room / Bedroom 4	4.50m (14'9") x 2.30m (7'7")
Bathroom	3.30m (10'10") x 1.50m (4'11")
Porch	3.10m (10'2") x 2.20m (7'3")

First Floor	
Bedroom 1	6.60m (21'8") x 4.10m (13'5")
Bedroom 2	6.60m (21'8") x 4.10m (13'5")

Gross internal floor area (m²): 174m² | EPC Rating: E

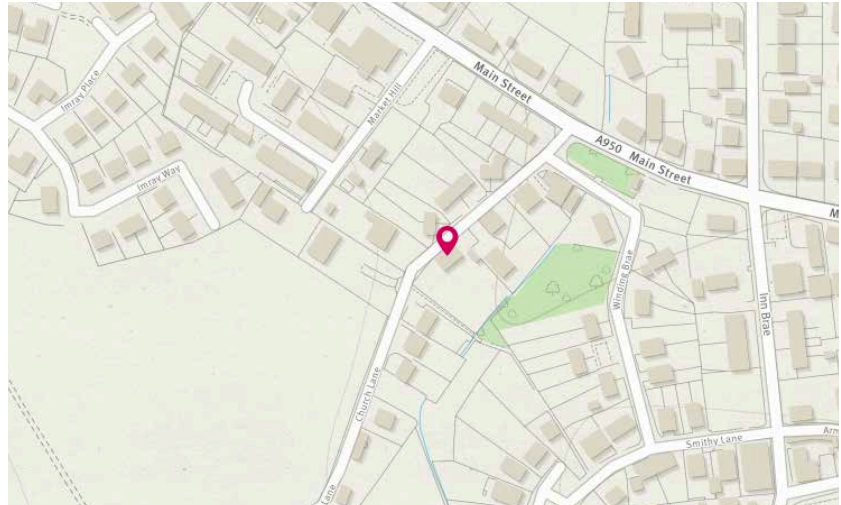


Image credit: <https://www.online-survey.co.uk/compa/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
PETER REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ABBEY TURPIE
Designer